



3 Brook House

£625 pcm

Ground floor, two bedroom flat to rent in Crumlin, comprising of two bedroom, lounge/diner, bathroom and kitchen.

The property also benefits from a small rear garden

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden |

01495239686

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Council Tax Band: A (Caerphilly)

Deposit: £625

Holding Deposit: £144.23

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Accessibility measures: Not suitable for wheelchair users

Lounge/diner

w: 2.26m x l: 6.82m (w: 7' 5" x l: 22' 5")

Smooth plastered walls and ceiling, wood effect laminate flooring, radiator, UPVC double glazed windows to rear

Kitchen

w: 2.62m x l: 2.42m (w: 8' 7" x l: 7' 11")

Smooth plastered ceiling and part tiled walls, tiled flooring, radiator, UPVC double glazed window to rear.
Range of wall and floor units, stainless steel single bowl sink.

Bathroom

w: 1.88m x l: 2.42m (w: 6' 2" x l: 7' 11")

Smooth plastered ceiling and part tiled walls, tiled flooring, radiator, UPVC double glazed window to rear,
Bathroom suite includes a corner bath with overhead electric shower, pedestal washbasin and low level W.C

Bedroom 1

w: 2.62m x l: 2.74m (w: 8' 7" x l: 9')

Smooth plastered walls and ceiling, wood effect laminate flooring, radiator, UPVC double glazed window to side

Bedroom 2

w: 1.88m x l: 2.74m (w: 6' 2" x l: 9')

Smooth plastered walls and ceiling, wood effect laminate flooring, radiator.

Rear Garden

Small enclosed rear garden

Please note

No smokers, No Pets

Affordability criteria for this property is £18,750 per annum, otherwise a Guarantor will be required.

Holding fee of one weeks rent

The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement, or fail to take reasonable steps to enter a tenancy agreement.

On completion of a tenancy agreement the holding deposit amount will be deducted from the first month's rent payment.

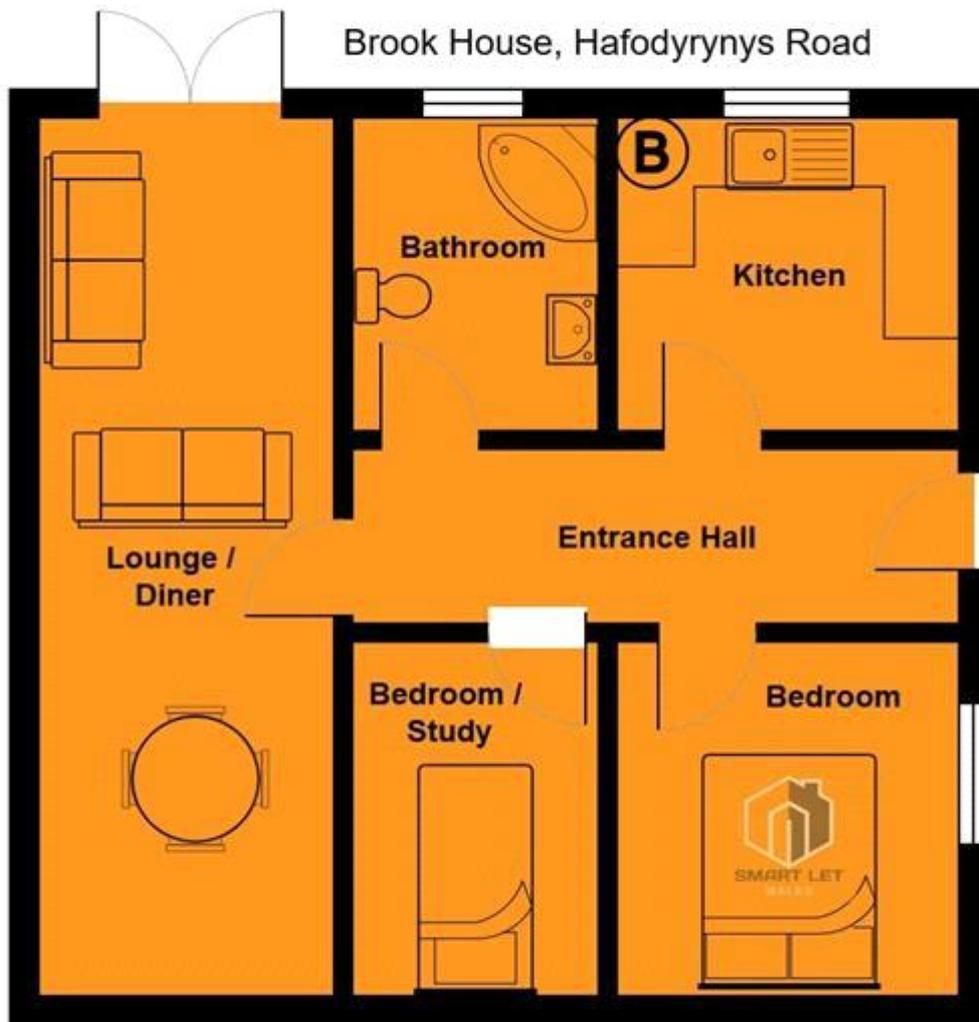
Bond £625

COUNCIL TAX BAND = A (BGCBC)

EPC band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.